

3924155 Pages: 1 of 2
04/12/2013 08:19:00, \$ Fee: \$21.00
Steve Moreno, Clerk and Recorder, Weld County, CO
[Barcode]

LEGAL DESCRIPTION:

LOT 'A', RECORDED EXEMPTION NO. 1313-11-3RE1717, RECORDED JULY 19, 1995 AT BOOK 1502, RECEPTION NO. 2447216, LOCATED IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPTING THE FOLLOWING:

THAT PORTION OF SAID LOT 'A' CONVEYED TO THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION JANUARY 18, 2001 BY DEED RECORDED AT RECEPTION NUMBER 2819770, COUNTY OF WELD, STATE OF COLORADO;

THE TOTAL DESCRIBED LAND CONTAINS AN AREA OF 6.99 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 11, AS BEARING SOUTH 00°23'39" WEST (PER WELD COUNTY RECORDED EXEMPTION NO. 1313-11-3RE-1717 AND BEING MONUMENTED AS SHOWN HEREON.

BENCHMARK INFORMATION:

SITE BENCHMARK IS THE TOWN OF FIRESTONE #6 BENCHMARK. ELEVATION 4856.97 FEET.

ADDRESS:

10300 E I-25 FRONTAGE ROAD
LONGMONT, CO

PROJECT CONCEPT:

THE NEW VISION - JOHNSON R.V. DEVELOPMENT IS A 6.95 ACRE RECREATIONAL VEHICLE SALES BUSINESS CURRENTLY IN UNINCORPORATED WELD COUNTY. THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN IS TO DEFINE THE EXISTING SITE FEATURES AND BUSINESS USE OF THIS PROPERTY AS WELL AS A 0.05 ACRE PORTION OF CDOT R.O.W. (REC NO 3117551). THE TOTAL AREA TO BE ANNEXED TO THE TOWN OF FIRESTONE IS 6.99 ACRES.

AT THIS TIME, NEW VISION - JOHNSON R.V. WISHES TO BECOME ANNEXED INTO THE TOWN OF FIRESTONE WITHOUT ANY PROPOSED SITE CHANGES. THOUGH NO MODIFICATIONS OR IMPROVEMENTS ARE PROPOSED AT THIS TIME, FUTURE INTENTIONS WOULD INCLUDE POSSIBLE CHANGES TO SIGN FEATURES, BUILDING ADDITIONS OR RECONSTRUCTION, AND ADDITIONAL ASPHALT PARKING AREA.

REGIONAL IMPACTS:

THE NEW VISION - JOHNSON R.V. DEVELOPMENT IS LOCATED WITHIN THE TOWN OF FIRESTONE URBAN GROWTH BOUNDARY. BASED UPON EXISTING ECONOMIC CHARACTERISTICS FOR THIS BUSINESS IN UNINCORPORATED WELD COUNTY, IT IS ANTICIPATED THAT NEW VISION - JOHNSON R.V. WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE.

ENVIRONMENTAL IMPACT MITIGATION:

A LIMITED PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS PREPARED FOR THE PROPERTY BY APEX CONSULTING SERVICES, INC., DATED DECEMBER 31, 2012. THE PHASE I ESA DID NOT IDENTIFY ANY CONDITIONS REQUIRING FURTHER INVESTIGATION OR REMEDIATION IN CONNECTION WITH THE SUBJECT PROPERTY.

GRADING:

NO PROPOSED GRADING IS TO OCCUR WITH THIS ANNEXATION INTO THE TOWN OF FIRESTONE. EXISTING TOPOGRAPHY IS RELATIVELY FLAT AND DIRECTS STORM RUNOFF TO THE NORTH. THE DRAINAGE SWALE LOCATED TO THE WEST OF THE PROPERTY LINE ALONG THE I-25 EAST FRONTAGE ROAD ALSO CAPTURES DEVELOPED SITE RUNOFF AND DIRECTS IT TO THE NORTH.

SERVICE REQUIREMENTS:

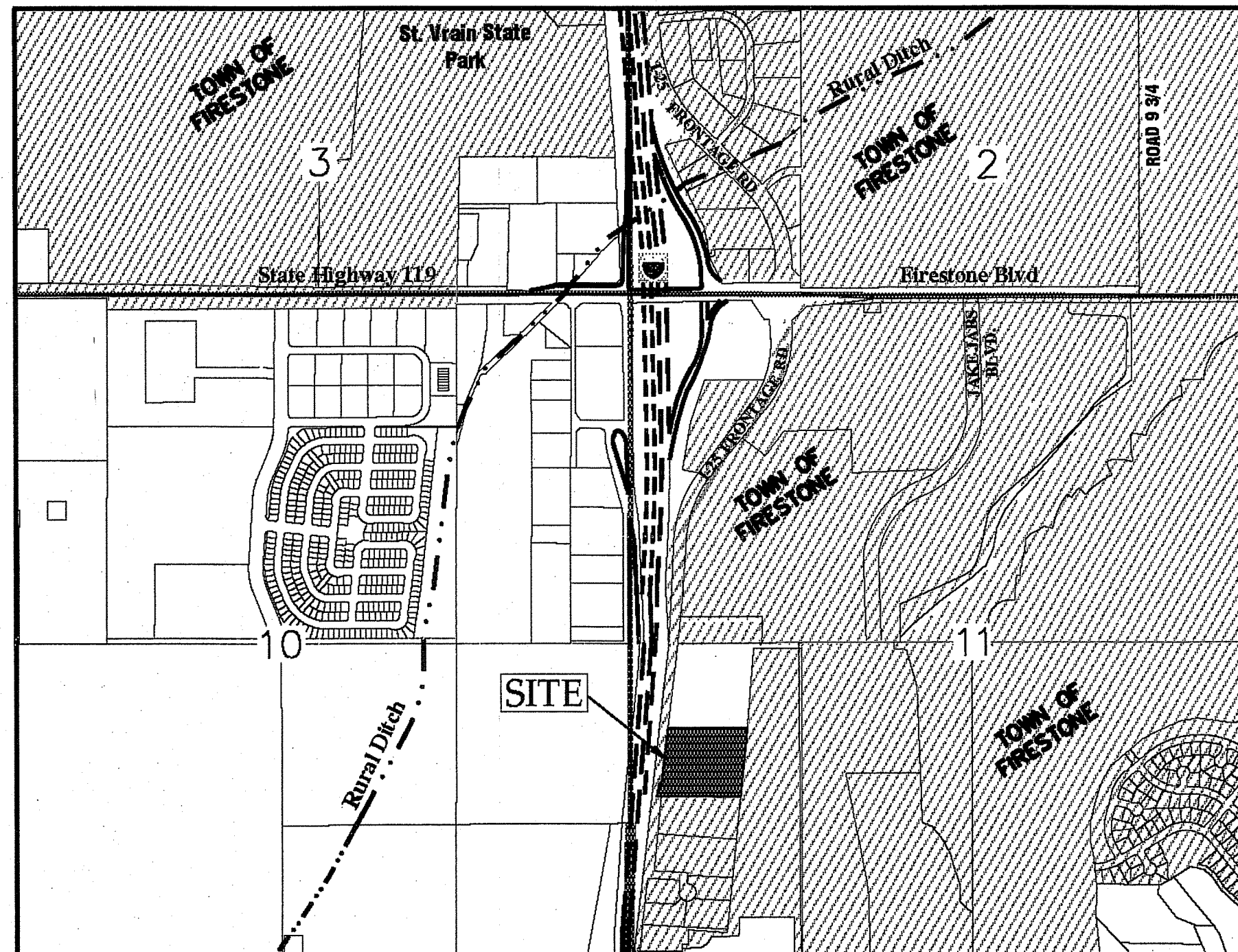
THIS DEVELOPMENT IS CURRENTLY SERVED BY THE FOLLOWING UTILITY COMPANIES:

POTABLE WATER - CENTRAL WELD COUNTY WATER DISTRICT
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
NATURAL GAS - SOURCE GAS
POWER - UNITED POWER
POLICE PROTECTION - TOWN OF FIRESTONE
FIRE PROTECTION - FREDRICK-FIRESTONE FIRE PROTECTION DISTRICT
TELEPHONE - QWEST/CENTURYLINK
RECREATION - CARBON VALLEY RECREATION DISTRICT

SITE ACCESS:

ACCESS TO THE SITE IS PROVIDED AT THE NORTH END OF THE PROPERTY VIA A 30 FOOT PAVED ACCESS DRIVE. THIS DRIVE ALLOWS FOR PRIMARY ACCESS FROM THE EAST I-25 FRONTAGE ROAD THROUGH AN EXISTING CDOT ACCESS PERMIT.

OUTLINE DEVELOPMENT PLAN NEW VISION - JOHNSON R.V. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 1 OF 2



VICINITY MAP
1" = 1000'

LAND USE AND ZONING:

THE EXISTING USE FOR THIS PROPERTY IS R.V. SALES, SERVICE, AND RENTALS. THE EXISTING ZONING OF THE 6.99-ACRE PROPERTY IS UNINCORPORATED COMMERCIAL. THE PROPOSED ZONING FOR THE NEW VISION - JOHNSON R.V. DEVELOPMENT IN THE TOWN OF FIRESTONE SHALL BE REGIONAL COMMERCIAL-PLANNED UNIT DEVELOPMENT (RC-PUD).

BUILDING HEIGHT:

BUILDING HEIGHTS FOR ANY REDEVELOPMENT OR NEW DEVELOPMENT SHALL COMPLY WITH BUILDING HEIGHTS SET FORTH IN THE TOWN'S DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF SUCH REDEVELOPMENT OR NEW DEVELOPMENT.

PRIVATE MAINTENANCE & ENFORCEMENT:

THE SITE WILL CONTINUE TO BE PRIVATELY MAINTAINED.

UTILITIES:

ST. VRAIN SANITATION DISTRICT PROVIDES SANITARY SEWER SERVICE TO THE PROPERTY.

THE EXISTING BUILDING ON THE SITE IS CURRENTLY SERVED BY CWCWD AND THAT SERVICE MAY CONTINUE UNTIL THAT FACILITY IS REDEVELOPED OR ANY FUTURE DEVELOPMENT OCCURS. IN THE CASE OF A MAJOR REDEVELOPMENT OF THE SITE OR ANY FUTURE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PORTIONS OF THE SITE, THE SUBJECT PROJECT SHALL BE REQUIRED TO CONNECT TO THE TOWN'S POTABLE WATER SYSTEM FOR SERVICE IF THE TOWN'S DISTRIBUTION SYSTEM HAS BEEN EXTENDED TO ANY OF THE ADJACENT PROPERTY. THE OWNER SHALL AT THEIR SOLE COST OBTAIN A WATER TAP FOR TOWN WATER SERVICE, CONNECT TO THE TOWN WATER SYSTEM, AND MEET THE TOWN RAW WATER DEDICATION REQUIREMENT FOR SUCH FACILITY.

WATER DEDICATION:

THE OWNER(S) ASSERTS THAT ALL NECESSARY RAW WATER DEDICATION FOR THE EXISTING POTABLE WATER SERVICE FROM CWCWD HAS BEEN MET. FUTURE WATER DEDICATION REQUIREMENTS SHALL BE DETERMINED AT THE TIME ANY SITE SPECIFIC FDP IS PROCESSED. ANY FUTURE WATER SERVICE FROM CWCWD SHALL REQUIRE RAW WATER DEDICATION BASED ON THEIR THEN CURRENT POLICIES AND REQUIREMENTS. ANY FUTURE WATER SERVICE FROM THE TOWN SHALL REQUIRE WATER DEDICATION BASED ON THE TOWN'S THEN CURRENT POLICIES AND REQUIREMENTS.

OWNER/APPLICANT

OWNER(S):

JCM, LLC
17488 W. 76TH DR.
ARVADA, CO 80007
PHONE: (303) 570-6260
CONTACT: JESSE FINNICK
JESSEFINNICK@GMAIL.COM

ANDREW D'AMBROSIO
830 DICKENS ST.
LONGMONT, CO 80501
PHONE: (303) 570-6257
DAMBROSIOANDY@GMAIL.COM

TECHNICAL CONSULTANTS

SURVEYING

CREST SURVEYING
1211 LINCOLN STREET
LONGMONT, CO 80501
PHONE: (303) 776-1178
CONTACT: ROBERT HAMILTON
CRESTSURVEYING@GMAIL.COM

PLANNING/ENGINEERING

PERMONTES GROUP
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKY LEYBA
MLEYBA@PERMONTESGROUP.COM

OWNER'S APPROVAL:

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER:

JCM, LLC

ANDREW D'AMBROSIO

JESSE FINNICK, MANAGER OF JCM, LLC

ANDREW D'AMBROSIO

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 2013 BY JESSE FINNICK AS MANAGER OF JCM, LLC A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

Melissa Leyba-Farnsworth
NOTARY PUBLIC
2/6/2017
MY COMMISSION EXPIRES:

MELISSA LEYBA-FARNSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084002276
MY COMMISSION EXPIRES FEBRUARY 06, 2017

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 2013 BY ANDREW D'AMBROSIO.

WITNESS MY HAND AND OFFICIAL SEAL.

Melissa Leyba-Farnsworth
NOTARY PUBLIC
2/6/2017
MY COMMISSION EXPIRES:

MELISSA LEYBA-FARNSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084002276
MY COMMISSION EXPIRES FEBRUARY 06, 2017

TOWN APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

23rd DAY OF January, 2013 BY

ORDINANCE NO. 816

Pal Sorenson
MAYOR Pro-ten



Rebecca Toherman
ATTEST: TOWN CLERK

FIRESTONE INFORMATION BLOCK	
ODP - COVER SHEET	
Name of Submittal:	NEW VISION - JOHNSON R.V.
Type of Submittal:	OUTLINE DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/14/12
Revisions Date:	1/16/2013
Revisions Date:	2/14/2013
Revisions Date:	###
Revisions Date:	###
Revisions Date:	###

SHEET 1 of 2

EXISTING LAND USE TABLE:			
SALES BUILDING:	2,072 SF	(0.048 AC)	
SITE PAVING:	11,021 SF	(0.253 AC)	
ACCESS PAVING (OUTSIDE PROP LIMITS)	2,414 SF		
TOTAL PAVING	13,435 SF	(0.308 AC)	
SITE GRAVEL:	96,248 SF	(2.210 AC)	
CDOT R.O.W. (REC NO. 3117551)	2,094.65 SF	(0.048 AC)	
REMAINDER:	193,145 SF	(4.434 AC)	
TOTAL SITE AREA:	304,580.65 SF	(6.992 AC)	

OWNER/CLIENT:		PROJECT:		SHEET TITLE:		DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:		PROJECT NO.:		DATE:		SCALE:		SHEET NO.:	
JCM, LLC & ANDREW D'AMBROSIO		NEW VISION - JOHNSON R.V.		OUTLINE DEVELOPMENT PLAN COVER SHEET										126.001		12/14/12		1" = 50'		1	
830 DICKENS ST. LONGMONT, CO 80501																				1 OF 2	

1 STATE OF COLORADO DEPARTMENT OF TRANSPORTATION JANUARY 18, 2001 BY DEED
RECORDED AT RECEPTION NUMBER 2819770, COUNTY OF WELD, STATE OF COLORADO.

2 STATE OF COLORADO DEPARTMENT OF TRANSPORTATION OCTOBER 16, 2003 BY DEED
RECORDED AT RECEPTION NUMBER 3117551, COUNTY OF WELD, STATE OF COLORADO.

SALES BUILDING:	2,072 SF	(0.048 AC)
SITE PAVING:	11,021 SF	(0.253 AC)
ACCESS PAVING: (OUTSIDE PROP LIMITS)	2,414 SF	
TOTAL PAVING:	13,435 SF	(0.308 AC)
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RIGHT OF WAY/
PROPERTY LINE/
LOT LINE

EASEMENT LINE

SANITARY SEWER LINE

STORM SEWER LINE

WATER LINE

WATER SERVICE

FENCE - BARBED WIRE

FENCE - CHAIN LINK

ELECTRIC LINE

TELEPHONE LINE

SANITARY SEWER MH

WATER METER

GATE VALVE

LIGHT POLE

TELEPHONE PEDESTAL

ELECTRIC TRANSFORMER

ASPHALT PAVING

GRAVEL SURFACE

CONCRETE PAVEMENT

TYPICAL R.V.
(8' WIDE BY 25' TO 40' LONG)

FOUND ALIQUOT SURVEY MARKER, AS INDICATED

FOUND MONUMENT AS DESCRIBED

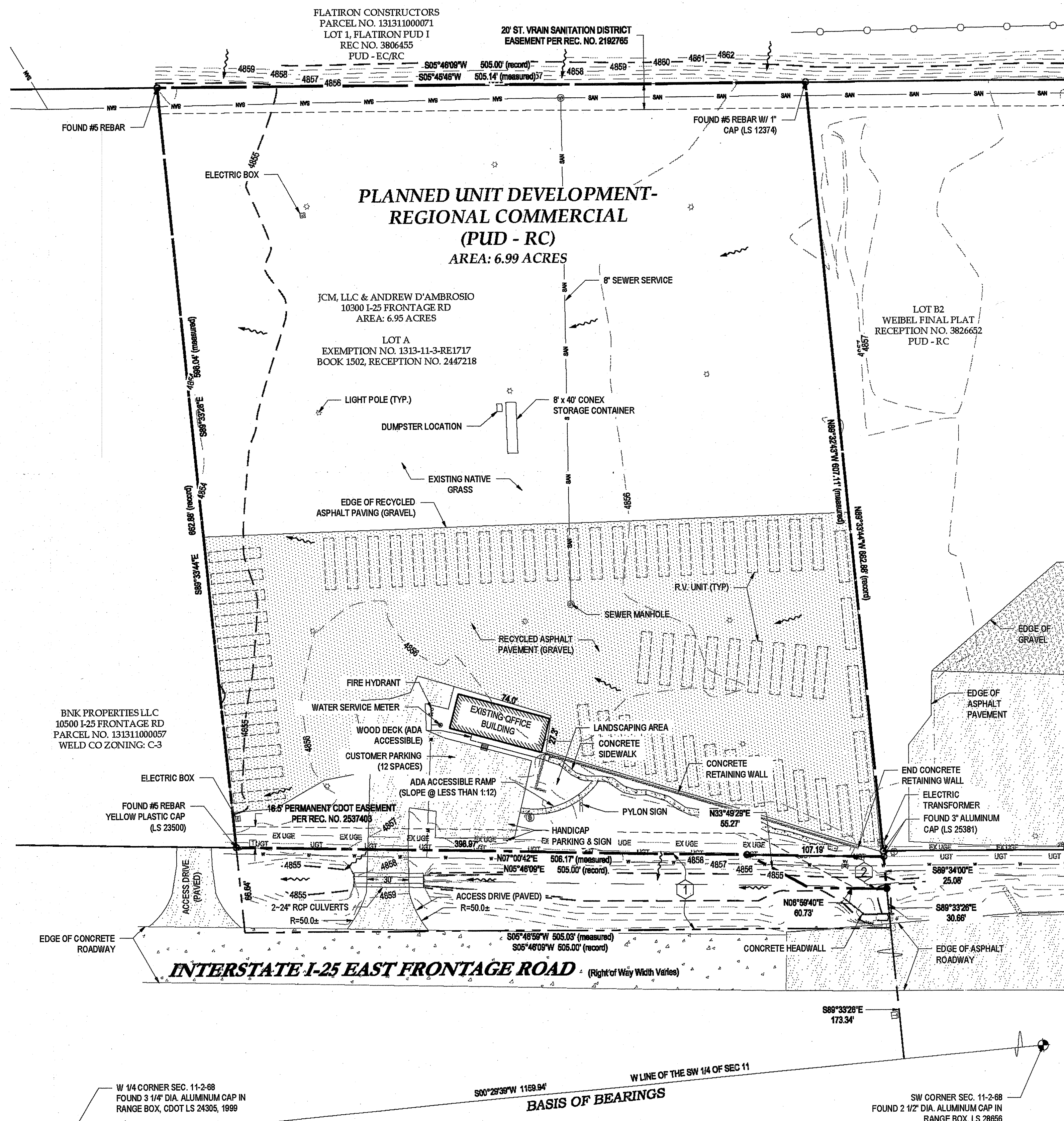
FIRESTONE INFORMATION BLOCK

ODP SITE PLAN

Name of Submittal:	NEW VISION - JOHNSON R.V.
Type of Submittal:	OUTLINE DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/14/12
Revisions Date:	1/18/2013
Revisions Date:	2/14/2013
Revisions Date:	###
Revisions Date:	###
Revisions Date:	###


SHEET 2 of 2

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



OWNER/CLIENT:

JCM, LLC &
ANDREW D'AMBROSIO
830 DICKENS ST.
LONGMONT, CO 80501



permontesgroup

825 Main Street
Longmont, CO 80501

T: (720) 684-4981
F: (866) 583-9212

PROJECT: **NEW VISION - JOHNSON R.V.**

SHEET TITLE:

OUTLINE DEVELOPMENT PLAN
SITE PLAN

DESIGNED BY:	MLF
DRAWN BY:	ELN
CHECKED BY:	MLF
APPROVED BY:	RPH

PROJECT NO.:	126.00
DATE:	12/14/12
SCALE:	1" = 50'

SHEET NO.

2

SHEET 2 OF 2